

006.0

0007

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

969,000 / 969,000

USE VALUE:

969,000 / 969,000

ASSESSED:

969,000 / 969,000



PROPERTY LOCATION

No	Alt No	Direction/Street/City
26-28		RANDOLPH ST, ARLINGTON

OWNERSHIP

Owner 1:	O'CONNELL LINDA M	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 34 BURNSIDE ST

Street 2:

Twn/City: MEDFORD

St/Prov: MA	Cntry:	Own Occ: N
Postal: 02155		Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as ~~Two Family with a Multi-Car Garage~~ Building built about 1917, having primarily Vinyl Exterior and 3467 Square Feet, with 3 Units, 3 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 7 Brdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								5951
								GIS Ref
								GIS Ref
								Insp Date
								10/21/17

Total Card / Total Parcel
969,000 / 969,000
969,000 / 969,000
969,000 / 969,000

10/21/17

USER DEFINED

Prior Id # 1:	5951
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	16:22:39
PRINT	
LAST REV	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID										
006.0-0007-0002.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	535,300	1700	4,000.	432,000	969,000	969,000	Year End Roll	12/18/2019
2019	104	FV	426,900	1700	4,000.	459,000	887,600	887,600	Year End Roll	1/3/2019
2018	104	FV	400,300	0	4,000.	334,800	735,100	735,100	Year End Roll	12/20/2017
2017	104	FV	375,400	0	4,000.	291,600	667,000	667,000	Year End Roll	1/3/2017
2016	104	FV	375,400	0	4,000.	248,400	623,800	623,800	Year End	1/4/2016
2015	104	FV	313,400	0	4,000.	243,000	556,400	556,400	Year End Roll	12/11/2014
2014	104	FV	313,400	0	4,000.	199,800	513,200	513,200	Year End Roll	12/16/2013
2013	104	FV	325,800	0	4,000.	190,100	515,900	515,900		12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
	15151-308		8/1/1983		104,500	No	No	Y			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/2009	1099	Manual	9,200					repair back porche
4/17/1998	200	Porch	2,500					REBUILD BACK PORCH
2/15/1994	33	Dormers	10,000					ADD 3RD FL DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2020	Mail Update	JO	Jenny O
10/21/2017	MEAS&NOTICE	HS	Hanne S
5/20/2009	Measured	189	PATRIOT
5/20/2000	Meas/Inspect	263	PATRIOT
9/21/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																																																																																																																																																																									
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FFL	First Floor	1,248	150.920	188,353																																																																																																																																																																																																																																																																																	
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